

CITY OF ALTOONA COUNCIL MEETING
MONDAY, MARCH 19, 2018, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- present

Mertz- present

Duer - present

Boka - present

Sloan - absent

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, Jared Ogbourne, John Shaw, Jon Hanson, Jim Utter, Lee Richardson, Amy Hill, City Attorney Bob Laden

Audience Present: Phyllis Murphy, David Cusic, Dave Fazio, Adam McRoberts, Jill Fisher, Alex Payne, Catherine Faber-McDonald, Seth Sunderman, Bart Turk

2. Perfecting and approval of the agenda

Mayor Dean O'Connor requested approval of the agenda as presented.

Roll Call Vote:

2 Boka Y Duer Y Mertz A Sloan 1 Willey (4-0)

3. Approval of March 5, 2018 Council Minutes

Roll Call Vote:

Y Boka 2 Duer 1 Mertz A Sloan Y Willey (4-0)

4. Citizens request to address council

*Phyllis Murphy, 607 4th St. SE, Altoona, provided an Altoona 150 update.

*Catherine Faber-McDonald - 506 1st Ave. South, Altoona, requested the Council review some alternatives to widening 1st Avenue South.

5. Public hearing on 2018A amendment to urban renewal plan for Altoona Urban Renewal Area
City Clerk Randy Pierce explained this is a public hearing to amend the urban renewal plan for the urban renewal area. This allows the use of incremental property tax revenues to help finance improvements within this amended area. The amended area includes parts of Adventureland drive from Hubbell to 17th Avenue, 1st Avenue from 8th St. north to Interstate, 8th St. from Venbury drive west to corporate limits and the new city hall / police station site.

Hearing Opened: 6:37pm

Comments: No one came forward to speak.

Hearing Closed: 6:38pm

6. Resolution #03-19-2018 #01 TO APPROVE 2018A AMENDMENT TO URBAN RENEWAL PLAN FOR ALTOONA URBAN RENEWAL AREA

Roll Call Vote:

Y Boka 2 Duer Y Mertz A Sloan 1 Willey (4-0)

7. Public hearing to consider a rezoning request from McRoberts Properties, LLC to rezone 2.616 acres from C-1 (Transitional Commercial) to M-1 (Limited Industrial)

Community Development Director John Shaw explained this is a public hearing to rezone a portion of the Ted's Auto Body property from C-1 to M-1. If approved, then all of the Ted's property would be correctly zoned M-1. Presently the property is split with a portion of the property zoned C-1 and a portion zoned M-1.

Hearing Opened: 6:38pm

Comments: Seth Sunderman of Bishop Engineering, 3405 104th St., Urbandale, spoke about the changes.

Hearing Closed: 6:40pm

8. Ordinance #03-19-2018 #01 (483) TO REZONE 2.616 ACRES FROM C-1 (TRANSITIONAL COMMERCIAL) TO M-1 (LIMITED INDUSTRIAL)(1st READING)
Roll Call Vote (1st Reading):
1 Boka 2 Duer Y Mertz A Sloan Y Willey (4-0)
Roll Call Vote (To waive 2nd and 3rd Reading):
2 Boka Y Duer 1 Mertz A Sloan Y Willey (4-0)
Roll Call Vote (To print):
2 Boka Y Duer Y Mertz A Sloan 1 Willey (4-0)
9. Resolution #03-19-2018 #02 TO CONSIDER A SITE PLAN AMENDMENT FOR TED'S BODY SHOP
Director Shaw explained this amendment will address the recently paved parking lot without site plan approval and that precipitated the need for this amendment. The City will be working with the property owner and looking at an alternative to over compensate for the newly created impervious area. If approved, the last step towards full compliance will be applying for and receiving a conditional use permit from the Board of Adjustment for the outdoor storage yard.
Roll Call Vote:
2 Boka Y Duer Y Mertz A Sloan 1 Willey (4-0)
10. Public hearing to consider a development plan amendment for Ironwood Crossing to reduce the number of detached townhomes from 22 to 20 and to provide at-grade parking for the two condominium buildings
Director Shaw explained the new owner, Highgates Homes, LLC, has purchased the multi-family portion of the project. They are still proposing the two, three story condominium buildings, with 48 total units. However, instead of underground parking, they are proposing to construct at-grade parking lots and removing two single-family lots out of the plans.
Hearing Opened: 6:42pm
Comments: Bart Turk of Civil Engineering Consultants, 2400 86th St., Unit 12, Des Moines, representing Highgates Homes owners, spoke in regards to the changes.
Hearing Closed: 6:44pm
11. Resolution #03-19-2018 #03 TO APPROVE A DEVELOPMENT PLAN AMENDMENT FOR IRONWOOD CROSSING TO REDUCE THE NUMBER OF DETACHED TOWNHOMES FROM 22 TO 20 AND TO PROVIDE AT-GRADE PARKING FOR THE TWO CONDOMINIUM BUILDINGS
Roll Call Vote:
Y Boka Y Duer 1 Mertz A Sloan 2 Willey (4-0)
12. Resolution #03-19-2018 #04 TO CONSIDER A PRELIMINARY PLAT FOR IRONWOOD CROSSING PLAT 2
Director Shaw explained the new owners, Highgates Homes, are proposing this plat.
Roll Call Vote:
Y Boka 1 Duer 2 Mertz A Sloan Y Willey (4-0)
13. Resolution #03-19-2018 #05 TO CONSIDER A FINAL PLAT FOR IRONWOOD CROSSING PLAT 2
Council Member Vern Willey motioned approval subject to the review of legal documents for recording the plat.
Roll Call Vote:
2 Boka Y Duer Y Mertz A Sloan 1 Willey (4-0)
14. Resolution #03-19-2018 #06 TO CONSIDER A SITE PLAN FOR THE RESIDENCES AT IRONWOOD
Council Member Willey motioned approval subject to the lighting plan being approved.
Roll Call Vote:
2 Boka Y Duer Y Mertz A Sloan 1 Willey (4-0)

15. Public hearing to consider the issuance of not to exceed \$8,500,000 General Obligation Urban Renewal Corporate Purpose Bonds, Series 2018
 City Clerk Randy Pierce explained this is a public hearing to consider approving the issuance of GO Urban Renewal Corporate Purpose Bonds not to exceed \$8,500,000 and consider approving the POS and setting the date for the sale of bonds for April 2, 2018. The proceeds from this bond will pay for 1st Avenue widening project, Townsend home remodel, signals at Interstate exit 143 and Adventureland drive widening and repair projects.
 Hearing Opened: 6:47pm
 Comments: No one came forward to speak.
 Hearing Closed: 6:47pm
16. Resolution #03-19-2018 #07 DETERMINING TO PROCEED WITH THE ISSUANCE OF GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS, SERIES 2018, APPROVING PRELIMINARY OFFICIAL STATEMENT, SETTING DATE FOR SALE OF THE BONDS AND PROVIDING FOR PREPAYMENT OF OUTSTANDING BONDS
 Roll Call Vote:
1 Boka Y Duer 2 Mertz A Sloan Y Willey (4-0)
17. Resolution #03-19-2018 #08 TO CONSIDER A PLAT OF SURVEY FOR CORY ESHELMAN FOR PARCEL 2018-48 CONTAINING 3.55 ACRES ON NE 88TH STREET
 Roll Call Vote:
Y Boka Y Duer 2 Mertz A Sloan 1 Willey (4-0)
18. Consider event request from The Outlets of Des Moines for a Cystic Fibrosis Foundation Walk on Saturday May 19, 2018 from 9am - noon, on the sidewalks near the Outlet Mall (John)
 Roll Call Vote:
1 Boka 2 Duer Y Mertz A Sloan Y Willey (4-0)
19. Consider Consent Agenda
 a) Allow Bills
 b) Consider approval of the following league leases:
 B1) Campus Spring Wee Ball
 B2) Campus Fall Wee Ball
 B3) Campus Flag Football
 B4) Altoona Girls Softball
 B5) SEP Youth Tackle Football
 B6) Rams Baseball Club
 B7) Altoona Youth Soccer
 B8) Altoona Baseball League
 c) Consider approval of letter agreement for professional services with Olsson Associates (Environment Site Assessment)
 d) Set public hearings for Monday, April 2, 2018 at 6:30 pm to consider vacating a public utility easement and storm sewer and overland flowage easement on a part of Lot 2, Bartels Acres
 e) Set public hearing for Monday, April 2, 2018 at 6:30pm to consider plans, specifications, and form of contract for 2018 Water Main Project
 Roll Call Vote:
Y Boka Y Duer 1 Mertz A Sloan 2 Willey (4-0)
20. Department Head Reports & Updates
 The following gave updates: Police Department - Greg Stallman, Fire Department - Jared Ogbourne, Public Utilities - Jim Utter, Engineering - Jon Hanson, Community Development - John Shaw, Finance - Randy Pierce, Administration - Jeff Mark

21. General Business

22. Update on Prairie Crossing

Mayor Dean O'Connor shared he had a conversation with Mike Whalen in regards to the spring construction season.

23. Adjourn at 7:17pm

Roll Call Vote:

Y Boka Y Duer 1 Mertz A Sloan 2 Willey (4-0)

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor